

# Highett Gasworks Frequently Asked Questions

December 2020

In August 2020, Development Victoria asked the community for feedback on key themes as part of the early planning work for the Highett Gasworks site at 1136-1138 Nepean Highway, Highett. We are now using this feedback to help develop a draft Development Plan for the site. In December 2020, we will be hosting a live webinar to hear more about what we heard and how we are responding. This document provides an update to the Frequently Asked Questions, listed under key themes.

## The Site

### Where is Highett Gasworks?

Highett Gasworks is located at 1136-1138 Nepean Highway, Highett. Since the closure of the Highett Gasworks, the 6.3-hectare site has been safely decontaminated and is ready for reuse. The site is mostly vacant, with a brick chimney being the only remaining part of the old gasworks.

### What is the status of the planning process?

On 18 April 2019, an amendment to the Kingston Planning Scheme (C159) came into effect allowing the site to be redeveloped. These changes included the application of a Residential Growth Zone (RGZ2) and a Development Plan Overlay (DPO7). You can read about the planning scheme amendment process [here](#). The rezoning application was led by the Department of Treasury and Finance.

Development Victoria is currently preparing the Development Plan, in accordance with the DPO7, which will outline the proposed use and development outcomes of the site. It will be informed by community insights to understand preferences to assist in the design of the site. The Development Plan will then be formally exhibited before Kingston City Council, as the responsible authority, to make a decision on the approval of the Development Plan.

## Transport and connectivity

### Is a pedestrian bridge over the rail line being considered?

The Development Plan Overlay requires the project team to investigate for a future provision of a pedestrian link and future connection across the rail line to Lyle Anderson Park. Development Victoria is currently working with Kingston City Council to investigate this provision.

### How will parking be managed for residents, visitors and businesses?

All car parking will be contained within the site to ensure that there will be minimal parking impacts on surrounding residential streets. The development will seek to comply with the City of Kingston's planning requirements whilst balancing the need to remove congestion from neighboring streets

### What entry and exit points are being considered for vehicle access to and from the site?

Entry and exit points are detailed in the Development Plan Overlay, with the following options under investigation:

- Main vehicle entry and exit from Nepean Highway;
- Alternate vehicle entry and exit from Station Street and/or View Street and Remington Drive (Private);
- Pedestrian and cycling path linkages to Nepean Highway, Sir William Fry Reserve, Station Street and/or View Street.

### **Will bike paths be included in the design?**

Yes. The Highett Gasworks site will provide a bicycle pathway along the rail corridor and paths through the site, with pedestrian and cycling linkages to key nearby destinations including Highett Shopping Centre, Sir William Fry Reserve and Nepean Highway.

### **Will the Suburban Rail Loop project impact this project?**

The Victorian Government's Suburban Rail Loop (SRL) project is currently in the planning and development phase for Stage One – between Cheltenham and Box Hill. Following the recent announcement by the Suburban Rail Loop (SRL), we will work closely with SRL about any implications for the site. For more information about this Government project please visit [suburbanrailloop.vic.gov.au](http://suburbanrailloop.vic.gov.au) or call 1800 105 105.

### **How does Development Victoria consider the traffic impacts of this development alongside other developments underway?**

The Development Plan Overlay requires an Integrated Transport and Traffic Management Plan which will be submitted as part of the Development Plan for approval. This plan will detail how the development will integrate into the surrounding road network, any traffic impacts and how they will be mitigated. The Department of Transport (DOT) is responsible for any changes to the road network and will review the Integrated Transport and Traffic Management Plan with consideration to other developments underway to ensure traffic impacts are minimal.

## **Public open space and landscaping**

### **What could be included in the 11.6% public open space allocation?**

Development Victoria is currently working with Kingston City Council on how a range of open spaces could be delivered within the development. This could include:

- A local playground;
- Neighbourhood open spaces accessible to people of all abilities and of high amenity; and
- Pedestrian and cycling paths within the development and along the railway corridor.

### **Will a portion of the site be allocated to sporting fields and open space?**

Kingston City Council's Open Space strategy considers the distribution and allocation of sporting fields and types of open space across the municipality ([Link to Strategy](#)). In this strategy, the Highett Gasworks Site is within Area 1B, a location which has two regional reserves including three turf sports grounds, two playgrounds as well as a large area of family recreation space at Sir William Fry Reserve.

At the time of preparing the Development Plan Overlay, Kingston City Council and the independent Committee considered the future open space needs for the site. The type of open space identified was the provision of a new playground and areas of contemplation and relaxation.

### **How will the community be able to access the public open space within the site?**

The community will be able to enjoy the public open space on the site via the walking and cycling paths that join the existing public open space at Sir William Fry Reserve and neighbouring residential areas.

### **What will happen to the current trees on the site?**

Development Victoria will retain existing trees where possible. The development will also prioritise high-quality landscaping including main road boulevards, canopy trees and plants that screen for privacy where appropriate.

## What will be done to manage the dust on the site?

During construction strict protocols and procedures will be in place to manage any dust on site.

## Urban design and land use

### Why is the maximum building height set at eight storeys and can this be changed?

The building height was determined as part of the planning scheme amendment approved in 2019. You can read more about Kingston Amendment C159 [here](#). The zone sets a mandatory maximum building height of 26m for the site (up to eight storeys), which cannot be exceeded. The Development Plan Overlay also indicates heights must be no more than three storeys near existing single storey dwellings in the north, six storeys along the rail corridor and eight storeys towards the centre of site.

### What is meant by 'affordable housing', and how will it be delivered as part of this development?

Development Victoria offers a range of accessible and affordable high-quality options in all our developments, to cater for different budgets, lifestyles and people. This provides more opportunities for Victorians to live in a location of their choice, at prices they can afford and in dwellings that are appropriate to their needs. The affordable dwellings will be integrated into the Development Plan.

The Victorian Government uses the definition set out in the Planning and Environment Act (1987) which defines affordable housing as 'housing, including social housing, that is appropriate for the housing needs of very low, low- and moderate-income households'. The Development Plan Overlay for the site requires up to 10% of all dwellings to be provided as affordable housing.

### How many people will live in the new development?

It is too early to estimate how many people will live in the new development. Development Victoria aims to deliver a diverse range of housing which includes the right mix of building heights, building types, apartments sizes and ground floor uses. This mix will determine the number of people expected to live within the development.

### What commercial uses will be allowed in the new development?

The land is zoned Residential Growth Zone – Schedule 2, this determines the land uses for the site. Commercial uses will be limited given the site is close to both the Highett Activity Centre and Southland Shopping Centre. Under the Zone, some educational, recreational, religious, community, and a limited range of other non-residential uses that serve the local community may be considered. The following table provides a summary of uses permitted:

Table 1 Summary of permitted commercial uses

A permit is not required for the following uses	A permit is required for the following uses	Prohibited Uses
<ul style="list-style-type: none"><li>Dwellings</li><li>Medical centre less than 250m<sup>2</sup> GFA</li><li>Home based business</li><li>Informal outdoor recreation</li></ul>	<ul style="list-style-type: none"><li>Accommodation</li><li>Food and drink premises (including bar, café, restaurant)</li><li>Convenience shop</li><li>Convenience restaurant</li><li>Child care centre, education centre</li><li>Medical centre of more than 250m<sup>2</sup> GFA</li><li>Place of assembly (function centre, library, exhibition centre)</li><li>Display home centre</li></ul>	<ul style="list-style-type: none"><li>Nightclub</li><li>Office</li><li>Bottle shop</li></ul>

### **How is the demand for commercial uses determined to ensure shops aren't left vacant?**

Development Victoria will use a market-led approach to understand the demand for retail and commercial operations within the new development that are allowed within the zoning requirements (as specified in the table above). This will include research about what is available in the area to determine what might be successful in the new development. These factors will be carefully considered alongside community feedback and the zoning requirements to ensure businesses in the new development meet the needs of the community and have the best chance of success. Any commercial uses will also need to carefully consider car parking needs.

### **Can our existing community services support an increase in residents?**

A detailed social infrastructure needs assessment is currently being prepared and will be submitted as part of the Development Plan submission. This assessment considers the existing community facilities and services such as health-related services, education and training as well as arts, culture and recreational facilities and their capacity to meet the needs of more people. Where demand can't be met from existing community services, Development Victoria will explore how provision could be met within the development.

## **Sustainability**

### **What sustainability features are being considered?**

Development Victoria is exploring how it can deliver best practice sustainable design to improve the wellbeing of residents and visitors. Development Victoria is committed to delivering a Green Star Communities rating tool to best add value to the community. Ways to incorporate adaptability within the design will also be considered so spaces and the ways residents use them can change to meet the needs of future communities.

## **Historical and cultural values**

### **How are Traditional Owners being engaged?**

The Highett Gasworks site is located on land where ownership is contested between local Traditional Owner groups. Development Victoria is committed to working with all Traditional Owner groups and exploring how their views can be included in the site design, development and ongoing management of the land. More information will be provided during the further stages of engagement.

### **Does the site have any heritage significance?**

There is a Heritage Overlay on the site that recognises the historical value of the chimney. It will be retained through the development of the site as a key feature.

### **Will the chimney be retained?**

A Heritage Overlay and Development Plan Overlay (DPO) apply to the site including the chimney. The Heritage Overlay on the site recognises the historical value of the chimney, and the DPO requires the chimney to be retained as a key feature of the development. Development Victoria heard from the community about ideas around how best to showcase the chimney as part of the site's redevelopment during the first phase of engagement and is committed to ensuring it remains a central feature of the site.

## **Who is Development Victoria?**

### **Who is Development Victoria, and what similar projects has it managed?**

Development Victoria is responsible for undertaking urban renewal, property development and major projects on

behalf of the Victorian Government. We deliver property development, precinct renewal and civic infrastructure for the community. We are currently delivering projects which span across different portfolios including Fitzroy Gasworks, Docklands, the Melbourne Park redevelopment, Riverwalk and Aurora residential estates, Revitalising Central Dandenong, the Ballarat GovHub and more. Find out more about our projects at [development.vic.gov.au](http://development.vic.gov.au)

### **What controls will be in place to ensure the Development Plan is delivered to a high quality?**

The Development Plan provides the key assessment framework for any future permit applications. The Development Plan will be supported by technical documentation and guidance. Developments of this scale are often delivered using a Development Agreement (legal contract) which allows Development Victoria to retain oversight to ensure the quality and scope of design outcomes and timing for completion are in line with the approved Development Plan.

Development Victoria has used this method in Docklands and other sites to ensure the works delivered by its development partner(s) meet the Development Plan standards and create the best outcome for the future community and existing residents. Development Victoria is exploring how Highett Gasworks could be delivered using this Development Agreement model.

## **Community engagement**

### **How will you use the feedback from the community?**

We are currently reviewing all feedback received as part of the first phase of engagement and using it to help formulate a draft Development Plan. We will then seek further feedback from the community in 2021 on the draft Development Plan before finalising and submitting to Kingston City Council for consideration. A summary report of the engagement findings will be shared publicly via the project webpage. To learn more about the first phase of engagement and to register for a webinar in December visit [development.vic.gov.au/highett-gasworks](http://development.vic.gov.au/highett-gasworks).

### **How can I get involved?**

To register for project updates including ways to get involved please email [Highett.GW@development.vic.gov.au](mailto:Highett.GW@development.vic.gov.au) or call 03 9021 0601.

### **Where can I read more about this project**

You can find out more about the project and read helpful [materials here](#). We will keep the website regularly up to date.